

A photograph of a sandy beach with a palm tree shadow and a white rectangular frame containing text.

# YOUR GENUINE HOME

ARISHA  
TERRACES



## A testament to authentic living

'Arisha' is an Arabian pergola that shades you with twirling vines and hanging fruits from the scorching desert sun. It's the feeling of belonging to a place. A genuine attachment. Its four low-rise buildings, each eight stories high, are arranged around a central courtyard, creating an oasis away from the glaring lights of city life.

Located in Studio City, Dubai, Arisha Terraces is surrounded by prestigious neighborhoods and golf clubs. In addition to being Dubai's creative hub for film and television production, Studio City is ideally located near top schools, supermarkets, leisure destinations, and main roads, making it perfect for investors and residents.

At Arisha Terraces, there are 122 different apartment layouts, each with a balcony or terrace that extends your living space beyond the walls of your home. This makes each unit truly one of a kind and tailored to suit every lifestyle, giving the sense of resort living. The top-notch amenities cover more than 64,000 sq ft—almost 20% of the project's total area.

At Arisha Terraces, beauty is not mass-produced. It is meticulously crafted just for you.



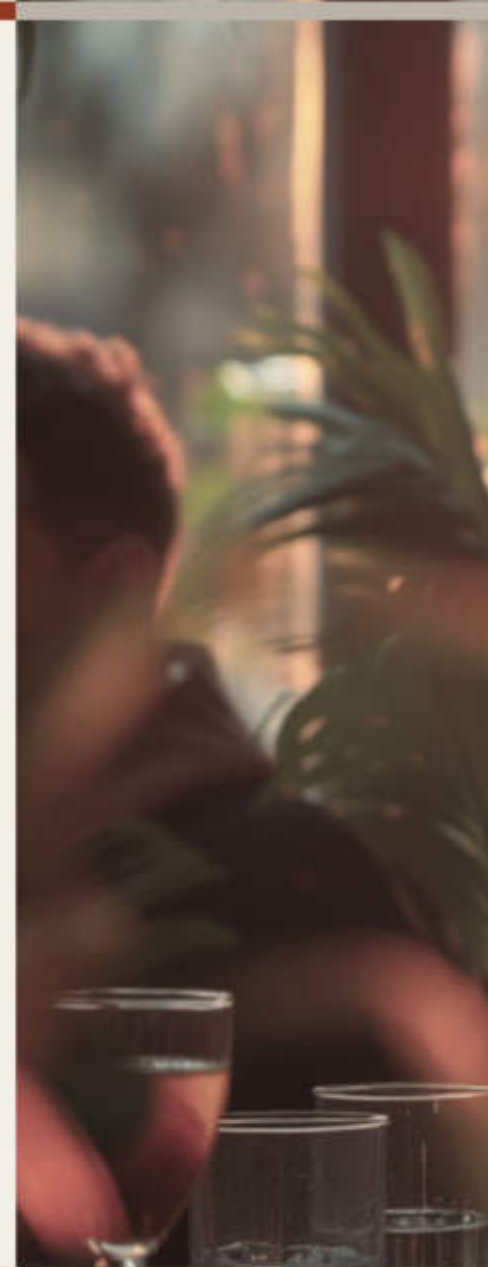
# Crafting landscapes that inspire generations to come

QUBE stands on a 30-year legacy of excellence in real estate development, delivering high-quality residential and commercial spaces focusing on quick project completion and lasting value.

With a forward-thinking approach to wealth creation, QUBE seamlessly blends these spaces into visionary projects that reflect their commitment to durability, reliability, and artistic expression.

Collaborating with international partners, QUBE brings exceptional design excellence to the UAE market, ensuring each development embodies the pinnacle of innovation and expertise.

- Developments covering a Gross Floor Area (GFA) of 2.3m sq ft
- AED 2.6 billion worth of property inventory will be introduced by end of 2025
- Quality is guaranteed with an in-house contractor
- Projects located in JVC, Business Bay, Studio City, Meydan, and Ras Al Khaimah, with many more to come!





# Studio City: the prime investment opportunity

With a vast potential for real estate capital appreciation and being Dubai's hub for world-class film and television production, Studio City is expected to be fully developed in the next five years, making it the up-and-coming investment destination.

Studio City's low-rise neighborhood offers a comfortable living environment designed with residents' well-being in mind. The spacious surroundings and organized landscapes create a genuine sense of community.

4 minutes to GEMS Metropole School.

5 minutes to Waitrose Supermarket.

9 minutes from Dubai Miracle Garden and Dubai Butterfly Garden.

10 minutes from Dubai Autodrome.

11 minutes to Mediclinic Parkview Hospital.

20 minutes to Al Maktoum International Airport (DWC).





# Shaped by nature

Arisha Terraces is built with durable, high-quality, low-maintenance materials designed to complement its natural surroundings:



Water



Metal



Air



Greenery

These materials reflect the dedication to quality craftsmanship that is behind every detail, shaping buildings that stand the test of time.



Micro Cement



Natural Wood



Stucco



Travertine





FEEL THE  
DIFFERENCE IN  
EVERY MOMENT

Arisha Terraces - Your Genuine Home

QUBE  
DEVELOPMENT



## For the social butterflies

The community center is all about bringing people together. Enjoy a movie in the cinema, get productive in the co-working space, dive into a good book in the library, or cook with friends in the shared kitchen.

Outside, the BBQ stations and bonfire pits make gatherings more delightful. Every detail enhances your sense of belonging and makes your home genuinely special.



Cinema



Library



Co-working place



Shared Kitchen



BBQ & bonfire zone



# For the energetic

Discover a place where every moment invites you to enjoy movement, build strength, and find peace. Dive into the refreshing swimming pool and stay fit in the fully equipped gym with its outdoor stretching area.

The yoga studio offers a space for mindfulness, while the padel court promises engaging workouts.



Refreshing swimming pool



Restorative yoga studio



Revitalizing gym & stretching area



Top-tier padel court



Sauna & Steam Room





# For the little adventurers

Let your children wander in a world of playfulness, where laughter and imagination are nurtured in safe yet dynamic spaces. With a dedicated kids' swimming pool and indoor and outdoor play areas, they'll have endless opportunities for fun and adventure.

-  Kids' Swimming Pool
-  Indoor Play Area
-  Outdoor Playground





# A home for everyone

Arisha Terraces offers an impressive selection of 122 unique apartment layouts, spread across a total of 419 apartments. The individuality of the units gives residents the freedom to truly personalize their living experience, making Arisha Terraces a place where every home feels uniquely yours.



Studios size range from 337 to 571 sq ft



One-bedroom sizes range from 514 to 1,130 sq ft



Two-bedroom sizes range from 1,029 to 1,427 sq ft

Scan the QR code to immerse yourself in Arisha Terraces with our virtual tour.







Arisha Terraces - Your Genuine Home



Chevron Warm Oak



Earthy Ceramic



Veneer Warm Oak



White Quartz





Floor-to-ceiling  
windows



Exquisite kitchens with  
Bosch appliances\*

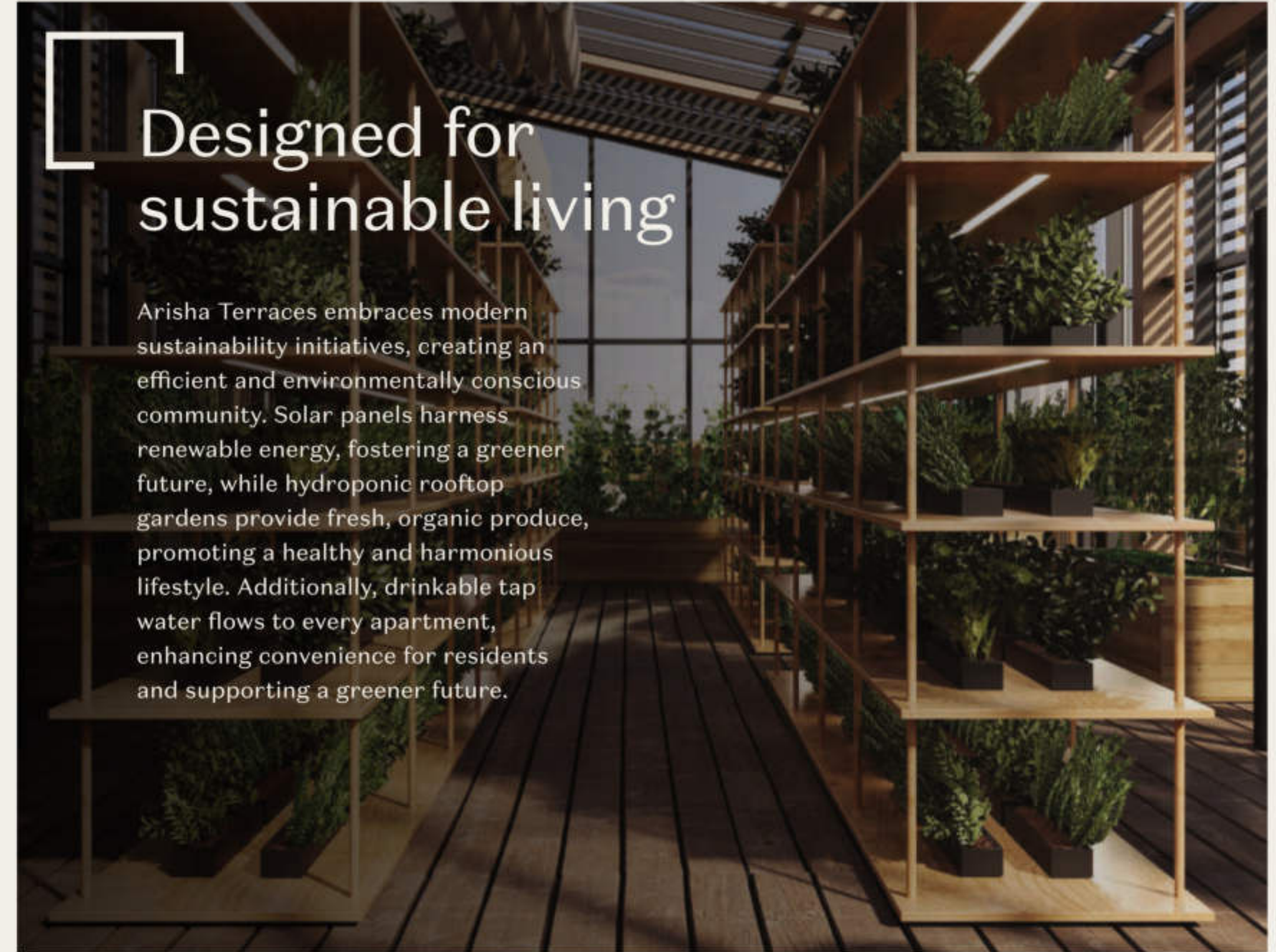
\* Appliances include stove, oven, microwave, dishwasher and fridge.





## Smart systems for flawless home automation

Arisha Terraces - Your Genuine Home



## Designed for sustainable living

Arisha Terraces embraces modern sustainability initiatives, creating an efficient and environmentally conscious community. Solar panels harness renewable energy, fostering a greener future, while hydroponic rooftop gardens provide fresh, organic produce, promoting a healthy and harmonious lifestyle. Additionally, drinkable tap water flows to every apartment, enhancing convenience for residents and supporting a greener future.

QUBE  
DEVELOPMENT





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